

TOWN OF CHATHAM
488 State Route 295
Chatham, New York 12037

TOWN BOARD MEETING MINUTES
September 17, 2020 @ 6:30 PM

Google Meet: meet.google.com/zbu-jdxy-qdh
Join By Phone: (US) +1 619-832-1230 PIN: 166 243 608#

PRESENT

Supervisor Donal Collins, Councilmembers Pitkin, Mesick, Wapner, Weldon, CSSTS Tammy Shaw, Town Clerk Beth Anne Rippel, Town Attorney Tal Rappleyea,

Supervisor Collins called the meeting to order and led the pledge to the flag.

JOE RICKERT, Town of Chatham Highway Superintendent submitted his retirement letter, effective September 29, 2020. Supervisor Collins and the Board thanked him for his many years of dedicated service. Rickert thanked everyone for their kind words. He stated that he leaves behind the best crew in the County. Everything we do is for the betterment of the Town, we love this community and that's why we do what we do. He's sad to go but he's going out on top. Rickert went on to thank Kate Dunham who was a strong influence throughout his career and for sitting beside and guiding him along the way. He'll leave the door open, he's not leaving.

PUBLIC COMMENT

None

CORRESPONDENCE:

- | | | |
|----|--------------------|------------------------|
| 1. | Joseph Rickert | Re: Retirement Letter |
| 2. | Judi Matthews | Re: STR Public Comment |
| 3. | Carol Hegeman | Re: STR Public Comment |
| 4. | Julie Kabat | Re: STR Public Comment |
| 5. | Sally Simmons | Re: STR Public Comment |
| 6. | Joan Murray | Re: STR Public Comment |
| 7. | Teresa Barendsfeld | Re: STR Public Comment |
| 8. | James Murray | Re: STR Public Comment |

- | | | |
|-----|---------------------------|------------------------|
| 9. | Jeanne Veillette Bowerman | Re: STR Public Comment |
| 10. | Tim Briney | Re: STR Public Comment |
| 11. | Carol Moore | Re: STR Public Comment |
| 12. | Jennifer Touchstone | Re: STR Public Comment |
| 13. | Wayne Shelton | Re: STR Public Comment |

REPORTS: On File

1. Assessor
2. Code Enforcement/Building Inspector
3. Dog Control
4. Environmental Management Council
5. Finance Department
6. Highway Department
7. Justice Court
8. Office of the Aging Advisory Board
9. Recreation Director
10. Supervisor's Report
11. Town Clerk

SUB-COMMITTEE REPORTS

1. Report by Councilman Weldon and Councilman Pitkin: Parks & Recreation Committee.

Weldon read Wests report. They are planning a ribbon cutting for the pavilion and Skate Park, winter events, final touches on the park plan.

2. Report by Supervisor Collins: Citizens Finance & Planning Committee.

Collins reported that he and Shaw met with Lisa Gill from the accounting firm on where the Town stands ahead of 2021 budget time.

3. Report by Councilman Weldon: Climate Smart/Action Task Force Committee.

EV Watts application sent back for more information, they're working on LED Street lighting proposal, Solarize Chatham and a PSA for the Recycling Program.

4. Report by Councilwoman Mesick: Communications Committee. Mesick reported that there's not a lot going on right now.

5. Report by Councilwoman Mesick: Comprehensive Plan Update Review Committee.

They've been working on the survey. Lucinda Buckley resigned and she'll be a difficult person to replace. No talk on a replacement as of yet.

6. Report by Councilman Pitkin: Broadband Committee

The mailer went out and they've received 129 responses. Evan Young has volunteered to fill in the

County map using the survey results. Senator Jordan will be sending a letter to Spectrum on behalf of the Town regarding the need to increase build out.

NEW BUSINESS

1. 2021 Budget

David Levow from the Finance Committee presented the budget prospective for 2021. It's basically a judgment call, pure guesses Levow said.

2. Crellin Park Proposal Requests (Mike West)

West proposed to the Board some programs he's considering holding at the Park during October and November, weather permitting. . After some discussion Collins made a motion to authorize West to move forward with his proposal pending the organizations agreeing to adherence to COVID protocol. Weldon seconded and the motion carried.

3. Crellin Park Playground (Mike West)

Motion was made by Mesick to open the playground at Crellin Park. Wapner seconded and the motion carried. Discussion continued. On a motion by Weldon seconded by Wapner the Board agreed to allow small group play on the fields at West's discretion. Motion carried.

4. License Renewal for WB Gile's Mobile Home Park

The renewal got the approval from CEO, Kent Pratt.

5. Highway Superintendent Appointment

Move this to executive session.

OLD BUSINESS

1.LL2-2020 Short Term Rental Regulation/SEAF

Collins stated that we've had a week long public hearing and have received all the public comments here we are.

On a motion by Collins and second by Mesick the Town was declared lead agency for the SEAF. Motion carried.

Collins asked for another motion to declare the actions of NYCRR part 617.7, Rules and Regulations of NY Code, part of the program here. Weldon asked for clarification. Rappleyea explained that there are 3 types of actions under SEQRA. Type 1 pertains to large developments, Type 2 is easiest for things like road repair , to determine what if any impacts will occur as a result of the project and type 3 is for everything in between requiring a review but not the long form EAF or and environmental impact statement.

Collins continued, we're going to review EAF which Rappleyea provided. If the answer to Part 1 is Yes then it triggers moving on to Part 2, the impact assessment. The premise of the law is the explanation of the narrative Collins went on to Part 2 going through line by line.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Enactment of a Local Law Regulating Short Term Rentals			
Project Location (describe, and attach a location map): Town of Chatham—Town wide			
Brief Description of Proposed Action: Enactment of a Local Law Regulating Short Term Rentals which includes definitions, registration and notification requirements.			
Name of Applicant or Sponsor: Town Board of the Town of Chatham		Telephone: (518) 392-1655	
Address: 488 Route 295		E-Mail: supervisor@chathamny.us	
City/PO: Chatham		State: NY	Zip Code: 12037
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☐	YES ☐
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): _____ ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☐	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☐	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☐	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Town Board of the Town of Chatham, Donal Collins</u> Date: <u>9/17/2020</u> Signature: _____ Title: <u>Town Supervisor</u>		

PRINT FORM

Agency Use Only [If applicable]

Project: STR Local Law

Date: 9/17/2020

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Chatham Town Board	
Name of Lead Agency	Date
Donal Collins	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Agency Use Only [If applicable]

Project: STR Local Law

Date: 9/17/20

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur	
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒		no-welding WAPAC
2. Will the proposed action result in a change in the use or intensity of use of land?	☒		yes-DC, Am, VP no-KLO, JUS
3. Will the proposed action impair the character or quality of the existing community?	☒		yes-DC, Am, VP no-JUS, KLO
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒		yes-DC, Am, VP no-JUS, KLO
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒		LOK
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒		LOK
7. Will the proposed action impact existing: a. public / private water supplies?	☒		LOK
b. public / private wastewater treatment utilities?	☒		LOK
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐	LOK
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐	LOK
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐	LOK
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐	LOK

TS recommended

Use may have these impacts but low addresses

PRINT FORM

A motion was made by Collins to declare that LL#2-20 would have no Negative Impact, Pitkin seconded and the motion carried.

2. HWY Trailer Purchase Cancellation

The Company never intended to include transportation which was part of the agreement.

Superintendent Rickert and Deputy Antalek made the decision to cancel the purchase of the trailer.

RESOLUTIONS

1. Resolution #113-20: To accept the Town Accountant's Financial Supervisor's Report.

Offered by Mesick and seconded by Pitkin.

VOTE

AYE: Collins, Pitkin, Mesick, Wapner, Weldon NAY: None Resolution adopted

2. Resolution #114-20: To accept the Financial Abstract as presented to pay the Town bills.

Offered by Pitkin and seconded by Weldon.

VOTE

AYE: Collins, Pitkin, Mesick, Wapner, Weldon NAY: None Resolution adopted

3. Resolution #115-20: To approve Town Board Meeting minutes of 06/26, 07/30, 08/13, 08/20,

Offered by Weldon and seconded by Pitkin.

VOTE

AYE: Collins, Pitkin, Mesick, Wapner, Weldon NAY: None Resolution adopted

4. Resolution #116-20: To rescind Resolution #56-2020 (trailer purchase).

WHEREAS, the Chatham Town Board accepted the lowest bid price for (One) 2020 BWS 20-Ton Tandem Equipment Trailer from Clark's Truck Center, 4365 Route 22, Plattsburgh, NY 12901, for the sum of \$28,455.00 on February 6, 2020; and

WHEREAS, the bid specification stated the Tandem Trailer shall be delivered to the Highway Department by the accepted bidder; and

WHEREAS, the accepted bidder, Clark's Truck Center, was unable to deliver said trailer to designated location; and

THEREFORE, be it resolved that the Chatham Town Board rescinds Resolution #56-2020 due to the bid specifications not being met.

Offered by Pitkin and seconded by Weldon.

VOTE

AYE: Collins, Pitkin, Mesick, Wapner, Weldon NAY: None Resolution adopted

5. Resolution #117-20: To approve the 2021 Budget Calendar and Meeting Schedule.
WHEREAS, the Town Supervisor presented the 2021 Budget Calendar and Meeting Schedule to
the Town Board, and NOW THEREFORE BE IT RESOLVED, the Town Board approves the Meeting
schedule as presented.

VOTE

AYE: Collins, Pitkin, Mesick, Wapner, Weldon NAY: None Resolution adopted

6. Resolution #118-20: To declare a Negative Declaration.

Whereas the Town Board of the Town of Chatham has introduced a proposed local law to regulate Short
Term Rentals; and Whereas, the proposed law has been reviewed and approved, with comment, by the
Columbia County Planning Board in accordance with GML 239; and Whereas, a duly noticed public
hearing was held whereat all interested members of the public were heard and such public hearing was
kept open for an additional 7 days to allow for written comment; and Whereas, the Town Board took
the required 'hard look' at the potential environmental impacts, and completed the short EAF;

Whereas, such review resulted in the finding in Part 2 thereof that for each of the 11 (eleven) listed
potential impacts, none would result in and issued a Negative Declaration finding that the enactment of
the said local would not result in any significant negative environmental impacts. Now Therefore it is
hereby Resolved that the adoption of local law #2 for the year 2020 entitled "A Local Law Regulating
Short Term Rentals in the Town of Chatham would not result in any significant negative environmental
impacts; and be it further

Resolved that the Town Board of the Town of Chatham shall and hereby does issue a Negative
Declaration in connection the enactment of the said local law; and be it further Resolved that the Town
Clerk is hereby authorized to file such Negative Declaration in her office forthwith.

Offered by Mesick and seconded by Pitkin.

VOTE

AYE: Collins, Pitkin, Mesick, NAY: Wapner, Weldon Resolution adopted

7. Resolution #119-20: To adopt LL2 2020 Short Term Rental Regulations. See attached
Whereas the Town Board of the Town of Chatham has introduced a proposed local law to regulate Short
Term Rentals; and

Whereas, the proposed law has been reviewed and approved, with comment, by the Columbia County
Planning Board in accordance with GML 239; and

Whereas, a duly noticed public hearing was held whereat all interested members of the public were heard and such public hearing was kept open for an additional 7 days to allow for written comment; and

Whereas, the Town Board took the required 'hard look' at the potential environmental impacts, completed the short EAF and issued a Negative Declaration finding that the enactment of the said local law would not result in any significant negative environmental impacts.

Now therefore it is hereby

Resolved that local law #2 for the year 2020 entitled "A Local Law Regulating Short Term Rentals in the Town of Chatham", shall be and hereby is adopted; and it further

Resolved that the Town Clerk is hereby authorized to file such local law with the NYS Department of State forthwith.

Offered by Mesick and seconded by Collins.

DISCUSSION

Wapner wants Collins to state the reason why he is in favor, the public deserves that.

Collins votes in favor of this law, it regulates a rental use that he doesn't consider any more intense than long term rentals or a family living in a home full time. He votes yes.

Wapner is opposed for several reasons, the big reason is that it sets a terrible precedence for moving forward and the divided community as we look forward to updating the Comp. Plan We didn't take advantage of the opportunity of the many other options out there that could have been included. There were many proposals that made it a much better law, this law will not have enough regulations to deal with the use won't deal with the use. Wapner said that it's poorly crafted. More than anything you are stating to the public that you are not interested in compromising or hearing from the public. What's the reason for voting in favor?

Weldon – We've spent the last 1.5 years listening to people have been screaming at us not to pass any law until the outdated Comprehensive Plan is updated, You didn't listen, you are setting a terrible precedence for the Town and letting them know that you don't really care. That's why he will not support the law.

Mesick – is sorry to feel the bitterness. One of the things that bothers her the most about the bitterness is that the word "Listen" is equated to complete capitulation. If we listen and we make some changes but don't make all of the changes that a minority group has requested then we are branded as being inflexible and not listening. We are no longer paying Host Compliance to "spy on and regulate" our residents therefore the cost of a permit can be deflated from what it was originally circulated as. If, in the future the fee is not enough of a fee it will be changes. She is sorry for the bitterness but we need to keep in mind that the majority of residents voted for more common sense simple laws. It doesn't mean it can't be changed. As far as Kevin's remarks that people were clamoring a law, people were clamoring for not passing what was coined by our former Supervisor "a sweeping zoning proposal that would update every aspect of our zoning code which was posted on the Town's website." We were not in favor of that drastic change. You don't need to update your zoning in order to write a local law if it's compatible with your Comprehensive Plan. We can remain divided if that what people chose or we can

brush ourselves off and try to behave kindly to one another and move on and work on other important matters in this town. And keep a very close eye on this Law and when it needs to be adjusted it will be adjusted, Therefore she votes Yes.

Pitkin – This has been a horribly difficult and divisive situation and has resulted in a lot of sleepless nights. Pitkin went on to read from a prepared statement. He wishes to acknowledge everyone for what has been done on this proposed local law especially Abi and John who have spent countless hours working out compromises in an attempt to represent all sides of this issue as well as the many residents who have weighed in on this matter. He has consulted with many people and he's come to some conclusions; this is a very emotional issue lets removed the emotion and looked at the facts. According to CC Tourism STR have been operating in the County since the 90's yet he can only find evidence of a few complaints lodged with the Town or requiring law enforcement response. Should there be a problem there are laws on the books already that can be enforced. There is very little demand for lodging mid-week therefore there is not enough demand to make it profitable for commercial enterprises, again for CC Tourism Last, it's a benefit that we all realize STR both in our taxes and in our local small businesses and local economy. There are 3 groups represented here; first a small, very involved vocal minority that want a law that is much tougher and more restrictive. This group collected 140 signatures/letters to strengthen this law, which amounts to less than 5% of the registered voters. Second are the STR operators most of whom don't think their rentals are causing any problems that require a new law. The third group, nearly 90% who overwhelmingly voted to protect property rights in the last election is the only reason that he's sitting here today. He promised these voters that he'd do everything to protect their rights and that is why he is voting No on this proposed law. He will revisit this issue when and if a problem arises or if the Comp. Plan update points us in a different direction. But for now he is representing what he believes is the majority. My vote is No.

VOTE

AYE: Collins, Mesick NAY: Pitkin, Wapner, Weldon Resolution rejected.

8. Resolution #120-20: To renew Mobile Home Park license for WB Gile's Mobile Home Park.

To Renew License for WB Gile's Mobile Home Park

WHEREAS, the Town of Chatham Code Enforcement Officer has made the annual mobile home inspection at the WB Gile's Mobile Home Park located at 667 White Mills Road, Valatie, NY; and

WHEREAS, after the annual inspection of said mobile home park, the Town of Chatham Code Enforcement Officer recommends to the Town Board that the mobile home license be renewed for WB Gile's Mobile Home Park located at 667 White Mills Road, Valatie, NY; and

NOW THEREFORE BE IT RESOLVED, the Chatham Town Board authorizes the license renewal for the WB Gile's Mobile Home Park, 667 White Mills Road, Valatie, NY.

Offered by Pitkin and seconded by Weldon.

VOTE

AYE: Collins, Pitkin, Mesick, Wapner, Weldon NAY: None Resolution adopted

A motion was made by Collins to authorize the Planning Board to use the Town Hall for a training session. Pitkin seconded the motion. Motion carried.

EXECUTIVE SESSION

Matters relating to collective bargaining negotiations.

On a motion by Collins the Board entered Executive session at 9:15 PM under Public Officers Law §105. (e) For the purpose of discussing collective negotiations... Weldon seconded and the motion carried.

On a motion by Collins the Board left Executive Session at 9:40 PM. Weldon seconded and the motion carried.

9. Resolution No. 121 -2020 To Appoint Highway Superintendent

WHEREAS, the Chatham Highway Superintendent has submitted his letter of retirement effective September 29, 2020, and WHEREAS, the vacancy will need to be filled immediately; and

THEREFORE BE IT RESOLVED, the Chatham Town Board appoints Jeffrey Antalek, Deputy Highway Superintendent, as Highway Superintendent, effective September 30, 2020 until December 31, 2021 when the elected term of Highway Superintendent will commence.

Offered by Weldon and seconded by Wapner.

VOTE

AYE: Collins, Pitkin, Mesick, Wapner, Weldon NAY: None Resolution adopted

A motion was made by Collins to approve the Memorandum of Agreement by and between the Town of Chatham and Teamsters Local 294. Wapner seconded and the motion carried. Resolution can nbe done at the next meeting if needed.

PUBLIC COMMENT

None

On a motion by Collins and second by Pitkin and carried the meeting adjourned at 9:45 PM.

Respectfully submitted by,

Beth Anne Rippel, Town Clerk

#2 includes CCPB recommendations

Local Law No. 2 of the year 2020

Be it enacted by the Town Board of the Town of Chatham as follows:

- I. Purpose: The Town Board finds that it is in the interest of public health, safety and welfare to regulate through a permitting process the use of ~~short-term rental lodging facilities~~ **Short-Term Rentals** occurring within the Town through the enactment of the following Local Law.
- II. Definitions: Below are definitions of terms utilized in this local law, as needed. If any definition herein shall be inconsistent with any other section of the Town Code and /or Zoning Law, the definition herein shall control.

Definitions:

Good Neighbor Statement – a Good Neighbor Statement is a leaflet that shall contain pertinent information that will help STR Visitors understand the house and property they are renting, the neighborhood they are in and relevant sections of the Chatham Town Code. Such a leaflet should include such things as the boundaries of the property, and reference to the Town Code on subjects such as noise, trash and parking.

Lodging Facility: Any hotel, motel, inn, bed and breakfast, dwelling, dwelling unit or other establishment providing sleeping accommodations to visitors for compensation.

Short-Term Rental (STR): The rental of a dwelling, dwelling unit or other establishment to a Visitor for less than thirty days. This definition specifically excludes hotels, motels, bed and breakfasts and inns.

Short-Term Rental Local Contact Person: A Person that is the second contact for Short-Term Rental issues. This person must live within twenty (20) miles of the Rental he/she represents.

Visitor: A person visiting or residing in the Town of Chatham for less than thirty days.

Short-Term Rental Regulations:

A. No real property within the Town of Chatham shall be used or rented as a Short-Term Rental without an annual Permit issued by the Town of Chatham Code Enforcement Officer. Such Permit shall include, but is not limited to, the property owner's name, address, phone number, email address and contact person's information and the following:

1. Permit fee of \$100.00 annually.
2. Permits issued for Short-Term Rentals shall be non-transferable and shall immediately expire upon any change of ownership of the premises. Any new owners must obtain a new permit prior to any rentals.